

Approved

*City of York Planning Commission
April 26, 2021
Minutes*

Members present:

Chairperson Wendy
Duda

Matt Hickey

Maria Duncan

Charles Brewer

Ron Parrish

Arthur Lowry

Francine Mills

Members absent:

Others present:

Planning Director
Breakfield
Zoning Administrator
Blackston

City Manager Duncan
(see sign-in sheet)

Chairperson Wendy Duda called the meeting to order at 6:00 pm.

The first item of business was approval of the draft Minutes from the March 22, 2021 meeting.

Upon a Motion by Maria Duncan, seconded by Arthur Lowry, the Commission unanimously approved the draft Minutes as submitted.

For the second item of business, Chairperson Duda opened the floor for comments from the public on agenda items. It was noted that no comments from the public were received regarding any of the agenda items.

The third item of business was a rezoning application for property near the intersection of Larson Road and Filbert Highway.

Planning Director Breakfield indicated the following regarding the application:

1. The City received an application to rezone property (32.64 acres) located near the intersection of Larson Road and Filbert Highway.
2. As with any rezoning application, it is important to evaluate compliance with the 2019 Comprehensive Plan. The Comprehensive Plan should be a guide during the zoning amendment process helping to decide if proposed amendments are in keeping with the recommended long range development plan. The overall purpose of the Comprehensive Plan is to provide a vision for quality growth in York while maintaining its character as a historic community with a family-friendly, small-town atmosphere.
3. Several important concepts from the Comprehensive Plan were mentioned.

Commission members indicated a desire to maintain a proper amount of industrially-zoned property and also noted that the Comprehensive Plan calls for the property to be zoned industrially in the future.

Upon a Motion by Maria Duncan, seconded by Arthur Lowry, the Commission unanimously denied the application as submitted based on maintaining a proper amount of industrially-zoned property and maintaining compliance with the City's future land use map.

The fourth item of business was a preliminary plat application for Fergus Crossroads Subdivision.

Planning Director Breakfield indicated the following regarding the application:

1. As background, a special exception application and conceptual site plan for Fergus Crossroads was previously approved by the Planning Commission and the Board of Zoning Appeals. Based on the conceptual site plan approval, the applicant has now prepared and submitted preliminary drawings for the project.
2. City staff has reviewed and found the subject drawings substantially compliant with the approved conceptual drawings with the exception of the issues noted in the provided correspondence to the applicant. Most of these issues can be handled by City staff; however, a number of design issues should be fully discussed by the Commission including the following (this is the Commission's opportunity to provide guidance regarding these important design features):

- Design specifications for amenities in active open space areas and amenity area. As noted on sheet C1.08, the actual improvements for the active open space and amenity area shall be determined during the review of the preliminary plat/ construction documents.
- Design specifications for natural and paved surface trail materials. What is the timing for installation of trails and open space signage?
- How will the project be phased?
- Once the noted issues are addressed to Commission satisfaction, at the discretion of the Planning Commission, the preliminary plat proposal can be conditionally approved based on all other comments being addressed to the satisfaction of City staff.

Representing the application, Brandon Pridemore indicated the following regarding the noted issues:

1. The applicant will return to provide a detailed breakdown/presentation regarding open space amenity specifications and timing of installation for Planning Commission review/approval.
2. The project will phased per the submitted drawings.
3. All noted concerns of City staff would be addressed in revised plans.

Upon a Motion by Matt Hickey, seconded by Charles Brewer, the Commission unanimously conditionally approved the application based on the following:

- The applicant must return to the Commission to provide a detailed breakdown/presentation regarding open space amenity specifications and timing of installation for Commission review/approval.
- All noted concerns of City staff must be addressed in revised plans.

The following items were discussed with no action taken:

- Sara Shirley discussed a potential application to rezone property at 52 Ross Cannon Street from R15 to R5 to accommodate a proposed townhouse building per the provided conceptual drawing. Before submitting an official rezoning application, the applicant desired to get Commission feedback on the overall concept.

Since the application represented a single property but multi-family housing was not located in close proximity to the subject property, the Commission indicated concern with potential spot zoning.

The applicant indicated a desire to bring other adjacent property owners into the application and will possibly return in the future with an update.

- The Commission discussed the need for a rental housing inspection program and obtained feedback from everyone as to how to proceed. Overall, the Commission indicated a strong desire to see such a program created and implemented. The Commission will further discuss this issue at a subsequent meeting.

There being no further business, the meeting was adjourned at 7:12 pm.

Respectfully submitted,

C. David Breakfield, Jr. MCP, AICP
Planning Director

cc: File – Planning Commission 4/26/2021
Seth Duncan, City Manager